

PRD 1015 – Landavo

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Road Committee

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- Dominic Ghianni
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- Mark Coggan
- Amy DeBuysere
- Riley Edwards
- Fausta Caito
- Geoff Haines

www.sandiegocounty.gov/content/sdc/dpw/specialdistricts/permroad.html

Housekeeping



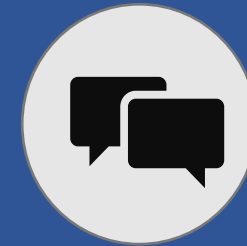
Civil
Discourse



Participation
Via
WebEx



Participants
Are
Muted



Chat
Available



Q&A
Periodically
Throughout
Meeting

Agenda

- What is a Permanent Road Division Zone (PRD)?
- PRD 1015
 - Boundary
 - Maintenance Areas
- Q & A
- Current Situation
- Options
- Next Steps
 - Mail Ballot Election
- Q & A



What is a PRD?

- Permanent Road Division Zones (PRDs) are special districts
- Formed at the request of property owners
- Provide expanded services – private road maintenance
- Funded by property owner paid assessments/taxes
- PRD revenues are kept in an individual fund at the County

PRD Maintenance

- 1.01 Miles of road
 - Landavo Drive: 1,604 ft. (.31 miles)
 - Landavo Rancho Road: 920 ft. (.17 miles)
 - Vladic Lane: 996 ft. (.19 miles)
 - Idaho Lane: 637 ft. (.12 miles)
 - Villeta Drive: 593 ft. (.11 miles)
 - Verla Lane: 584 ft. (.11 miles)
- Maintenance treatments
 - Asphalt/Concrete
 - Surface Seals
 - Crack Fill/Seal
 - Berms
 - Striping/Legends
 - Road signs
- Optional additional services:
 - Street sweeping
 - Roadside vegetation trimming



Current
Conditions:
Idaho Ln.

Root Intrusion



Current Conditions:
Idaho Ln.

Root Intrusion



Current
Conditions:
Landavo Rancho
Rd.

Area for Digout



Current
Conditions:
Landavo Dr @
SR 78

Area for Digout



Current Conditions:
Landavo Dr.

Root Intrusion &
Berm Seal/Fogging



Current Conditions:
Cracks in multiple
road segments

Crack Seal & Fill





Current
Conditions:
Landavo Dr.
@ SR 78

Stop Legend
& Bar

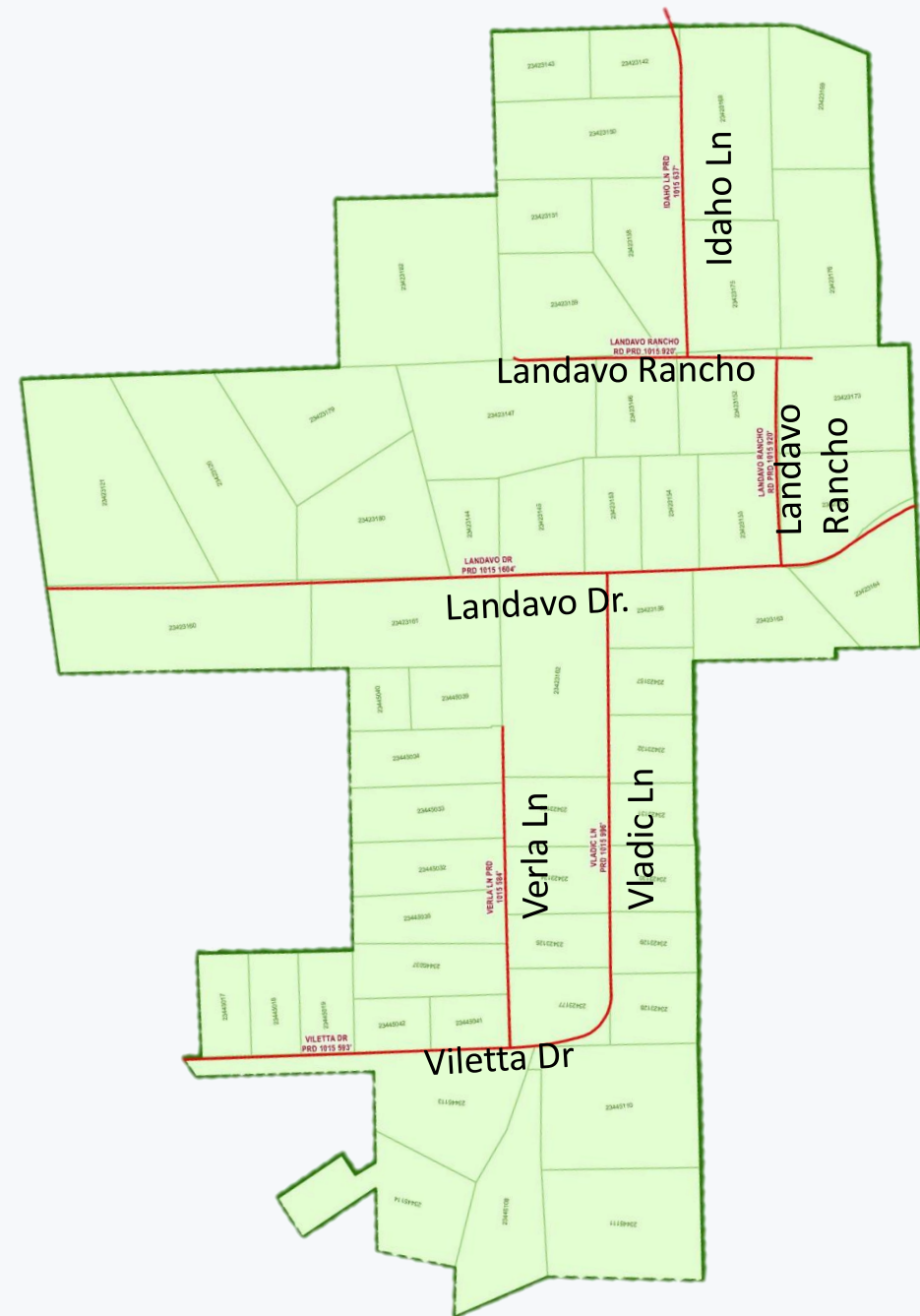
Road Repair Estimate

Recommended Road Repairs for PRD 1015

- Repair/Maintenance: \$81,173
 - County recommends completing work within 5 years
 - Work includes remove & replace:
 - Digouts
 - address root intrusions + 2 other areas
 - Crack Fill & Seal and Slurry Seal
 - all PRD road segments
 - Stop Legends
 - 4 locations

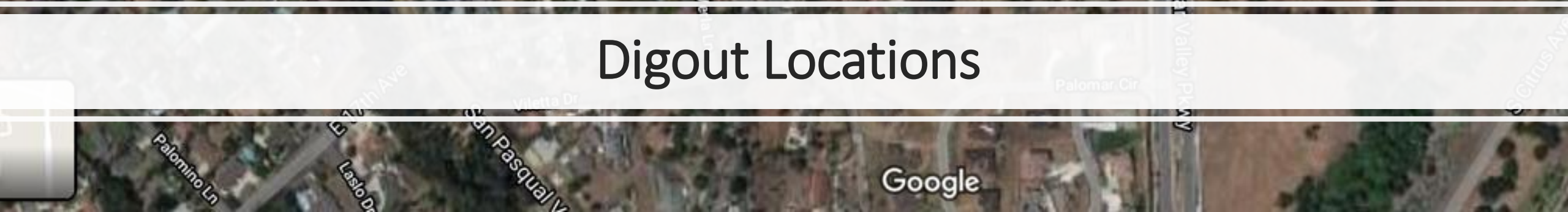
- Routine Maintenance: \$50,400
 - County recommended regular maintenance every 5-7 years
 - Work includes: crack fill & seal, slurry seal

- Estimate cost \$81,173
- Estimate Includes:
 - Digouts: ~\$18,255
 - 2 on Landavo Dr
 - 1 on Idaho Ln
 - 1 on Landavo Rancho
 - Crack Fill & Seal + Slurry Seal: ~\$29,000
 - All PRD Road Segments (14,722 sq/yds)
 - Stop Legends: \$395
 - Vietta, Landavo, Verla, Idaho
 - Mobilization ~\$15,890
 - Equipment, traffic control, notifications, fire hydrant pavement markers, etc.
 - Preventative Maintenance Coord. \$4,960
 - Contingency (20%): \$11,464





Digout Locations





Questions

Current Revenue

- Current Revenue \$7,992
- Property Owner Paid Assessment: \$7,992
 - Current Rate \$135/Benefit Unit
 - 59.2 Total Benefit Units
 - Benefit Units based on benefit if property has commercial use
 - 58 parcels pay \$135
 - 1 parcel pays \$162 (commercial)
 - 5 parcels pay \$0 (do not benefit)
 - 4: driveway access off Co. Maintained Idaho Ave.
 - 1: driveway access off 17th Ave

Current Finances

○ Projected Year End Fund Balance	\$50,761
○ Total Annual Revenue	\$7,992
○ Cost of Annual Administration/ Inspection/Insurance	<u>\$5,000</u>
○ Amount added to fund balance (savings) each year	\$2,992
○ Cost of Recommended Work	\$81,173

10+ Years to fund road work at current revenue

County recommends that road work
is completed in 5 years or less.

Options

A diagram with a large white circle on the left side of a dark blue background. To the right of the circle, three options are listed horizontally. Each option consists of a white circle containing a blue number (1, 2, or 3) and a text label below it.

1

**Rate
Increase**

2

**Limited
Service**

3

Dissolution

Option 1 Rate Increase (Recommended)



Most parcels would pay \$255/year

- Rate Increase to \$255/Benefit Unit in FY 21/22
- Annual Revenue \$15,096
- If rate increase is approved:
 - Recommended Road Work can be funded in Year 4 (Fiscal Year 24/25)
 - Rate will remain at \$255 for 5 years
 - In Year 6 and every 5 years afterwards, property owners will need to consider additional rate increases to be able to fund:
 - Regular Road Maintenance every 5-7 years
 - Next major road repair in approximately 2049
 - County recommends periodic rate increases to accumulate funds over many years for major projects

Option 2

Rate Increase



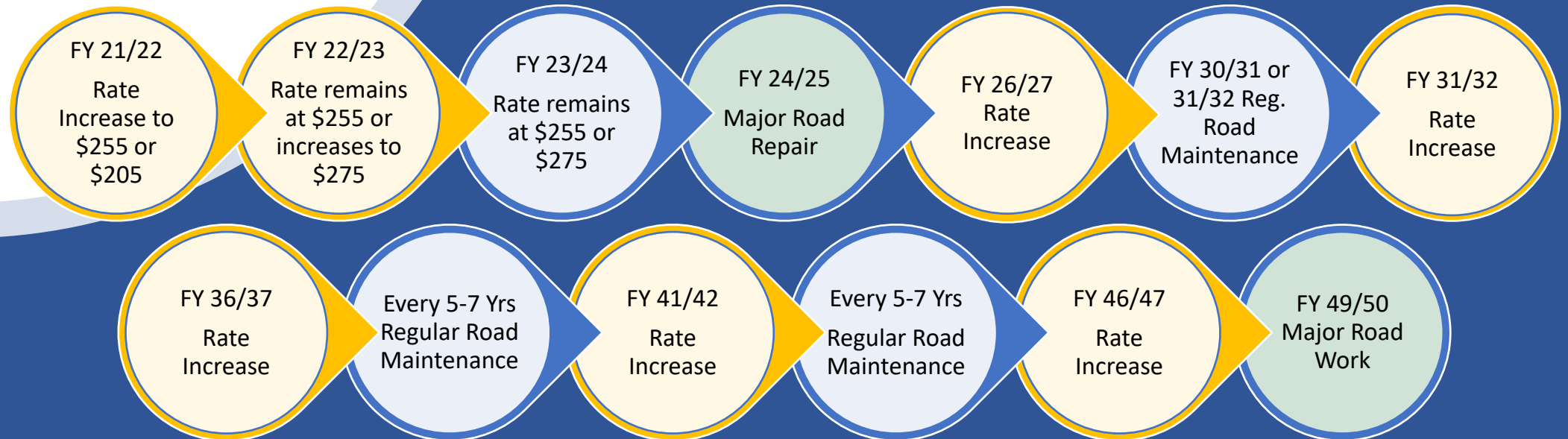
Most parcels would pay \$205 in Yr 1

Most parcels would pay \$275 in Yr 2

- Rate increase to \$275 over 2 years
 - FY 21/22: \$205/Benefit Unit
 - FY 22/23: \$275/Benefit Unit
- Annual Revenue Yr 1: \$12,136
- Annual Revenue Yr 2: \$16,280
- If rate increase is approved:
 - Recommended Road Work can be funded in Year 4 (Fiscal Year 24/25)
 - Rate will remain at \$275 for 5 years
 - In Year 6 and every 5 years afterwards, property owners will need to consider additional rate increases to be able to fund:
 - Regular Road Maintenance every 5-7 years
 - Next major road repair in approximately 2049
 - County recommends periodic rate increases to accumulate funds over many years for major projects

Future Year Rates

- Long Term Maintenance Plan
 - Routine maintenance every 5-7 years
 - Maintain contingency reserve ~\$30k
 - Build funds for major road repair in 2049
- Rate will need to be increased by ~\$125 every 5 years beginning in FY 26/27



Limited Service

- If Rate Increase is Not Approved:
 - PRD 1015 has enough revenue to fund periodic, limited road work
 - PRD will remain in place with current assessment revenue
 - Road work will be done as funds are available
 - Prioritized by public safety, maintaining open egress
 - Road Maintenance Responsibility will belong to Property Owners for all road work not completed with PRD funds
- County staff will:
 - Conduct prioritized road work as funds are available
 - Conduct annual inspections
 - Notify property owners annually:
 - Inspection results
 - Planned road work
 - Responsibility to maintain road segments within their parcel boundaries

Limited Service Rate Increase



Most parcels would pay \$200/year

- **Reduced Road Work:** \$68,851
 - 1 Digout- Root Intrusion on Idaho Ln.
 - Crack Fill & Seal + Slurry Seal
- Rate Increase to \$200/Benefit Unit in FY 21/22
- Annual Revenue \$11,840
- If rate increase is approved:
 - Recommended Road Work can be funded in Year 4 (Fiscal Year 24/25)
 - Rate will remain at \$200 for 5 years
 - In Year 6 and every 5 years afterwards, property owners will need to consider additional rate increases to be able to fund:
 - Regular Maintenance
 - Next major road repair County

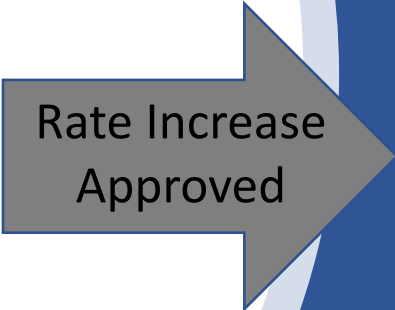
Dissolution

- PRD would no longer exist
 - Assessment would no longer be charged on Property Tax Bill
 - County would not collect funds for road work
 - County would no longer have maintenance responsibility for roads
- Road maintenance responsibility would return to property owners
- Dissolution process
 - Dissolution initiated by property owners or ballot results
 - Ballot: if 50%+ of returned ballots support dissolution
 - Property Owner Petition: petition signed by 50% of ALL property owners
 - 2 Board hearings for dissolution
 - Property owners welcome to speak or submit comments at 1 or both hearings

Next Steps



Mail Ballot Election:
April/May



Rate Increase
County Board
of Supervisors
Hearing:
June/July



Rate
Increase
on 21/22
Property
Tax Bill



Road
Work in
FY 24/25



Mailed Notice to Property Owners
in May and Annually about
Limited Funds/Service &
Road Maintenance Responsibility



Questions

Option 1 Rate Increase (Recommended)



Most parcels would pay \$255/year

- Rate increase to \$255 in FY 21/22
- Benefit Unit Methodology:
 - 1: each parcel
 - +0.2: each commercial parcel
 - 0: does not benefit
- Parcel Count: Benefit Unit/Annual Charge
 - 1 Benefit Unit (\$255/yr): 58 parcels
 - 1.2 Benefit Units (\$306/yr): 1 parcel
 - 0 Benefit Units (\$0/yr): 5 parcels

Option 2 Rate Increase



Most parcels would pay \$205 in Yr 1
Most parcels would pay \$275 in Yr 2

- Rate increase to \$275 over 2 years
 - FY 21/22: \$205/Benefit Unit
 - FY 22/23 \$275/Benefit Unit
- Benefit Unit Methodology:
 - 1: each parcel
 - +0.2: each commercial parcel
 - 0: does not benefit
- Parcel Count: Benefit Unit/Annual Charge
 - 1 Benefit Unit: 58 parcels
 - \$205 in Yr 1 and \$275 in Yr 2
 - 1.2 Benefit Units: 1 parcel
 - \$246 in Yr 1 and \$330 in Yr 2
 - 0 Benefit Units (\$0/yr): 5 parcels